

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for SEPTEMBER 17, 2003 PLANNING COMMISSION MEETING

P.A.S.: Waiver #03011

PROPOSAL: Waive the minimum lot depth associated with Fairfield Place Addition Final Plat #03078.

LOCATION: N.1st St. & Fairfield St.

LAND AREA: 0.89 acres, more or less

CONCLUSION: The reduction in lot depth is acceptable.

<u>RECOMMENDATION:</u>	Approval
-------------------------------	----------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 74 I.T. located in the SW 1/4 of Section 11, Township 10 North, Range 6 east of the 6th P.M., Lincoln, Lancaster County, Nebraska

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Single family house

SURROUNDING LAND USE AND ZONING:

North:	R-3, Residential	Single family and vacant land
South:	R-3, Residential	Churches
East:	R-3, Residential	Single family/ Two-family housing
West:	R-3, Residential	Contempo Mobile Home Court

HISTORY: This area changed from A-2, Single Family Dwelling District to R-3, Residential District in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as urban residential. (F-23)

Guiding Principles for the Urban Environment includes:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and more dwelling units per acre in new neighborhoods. (F-17)

Home ownership is the foundation upon which successful neighborhoods and communities are built. Citizens should be able to afford to buy a safe and decent home. (F-18)

Encourage mixed-use redevelopment, adaptive reuse and in-fill development including residential, commercial and retail uses. (F-18)

UTILITIES: Utilities are available

TRAFFIC ANALYSIS: N 1st St. is designated as an arterial.

ANALYSIS:

1. This request is to waive the requirement that residential lots abutting a major street shall have a minimum lot depth of 120 feet. (Sec. 26.23.140a) The lots abutting N. 1st St. are proposed to be 110' and 91'.
2. The waiver request is associated with Fairfield Place Condominium Addition final plat.
3. The proposed final plat creates four lots. Lots 1,2 and 3 are proposed for two-family residential. The fourth lot is for an existing single family residence.
4. The proposed plat is an appropriate infill development utilizing unused land in an older neighborhood.
5. The R-3 zoning district requires 5,000 s. f. of lot area per family for a two-family dwelling. Therefore, Lots 1,2 and 3 each require 10,000 s. f. lot area.
6. The overall depth of the parcel is 212'. If the 120' was required for the lots fronting 1st Street, there would not be enough area remaining to create two more duplex lots.
7. The intent for requiring 120' deep lots along major roads was to allow for greater separation between the arterial and the house on double frontage lots. The proposed lots are not double frontage lots.
8. Public Works & Utilities Department does not object to the waiver.

Prepared by:

Tom Cajka
Planner

DATE: September 2, 2003

APPLICANT: Jerry Boyce
Boyce Construction
4631 S. 67th St.
Lincoln, NE 68516
(402) 310-6328

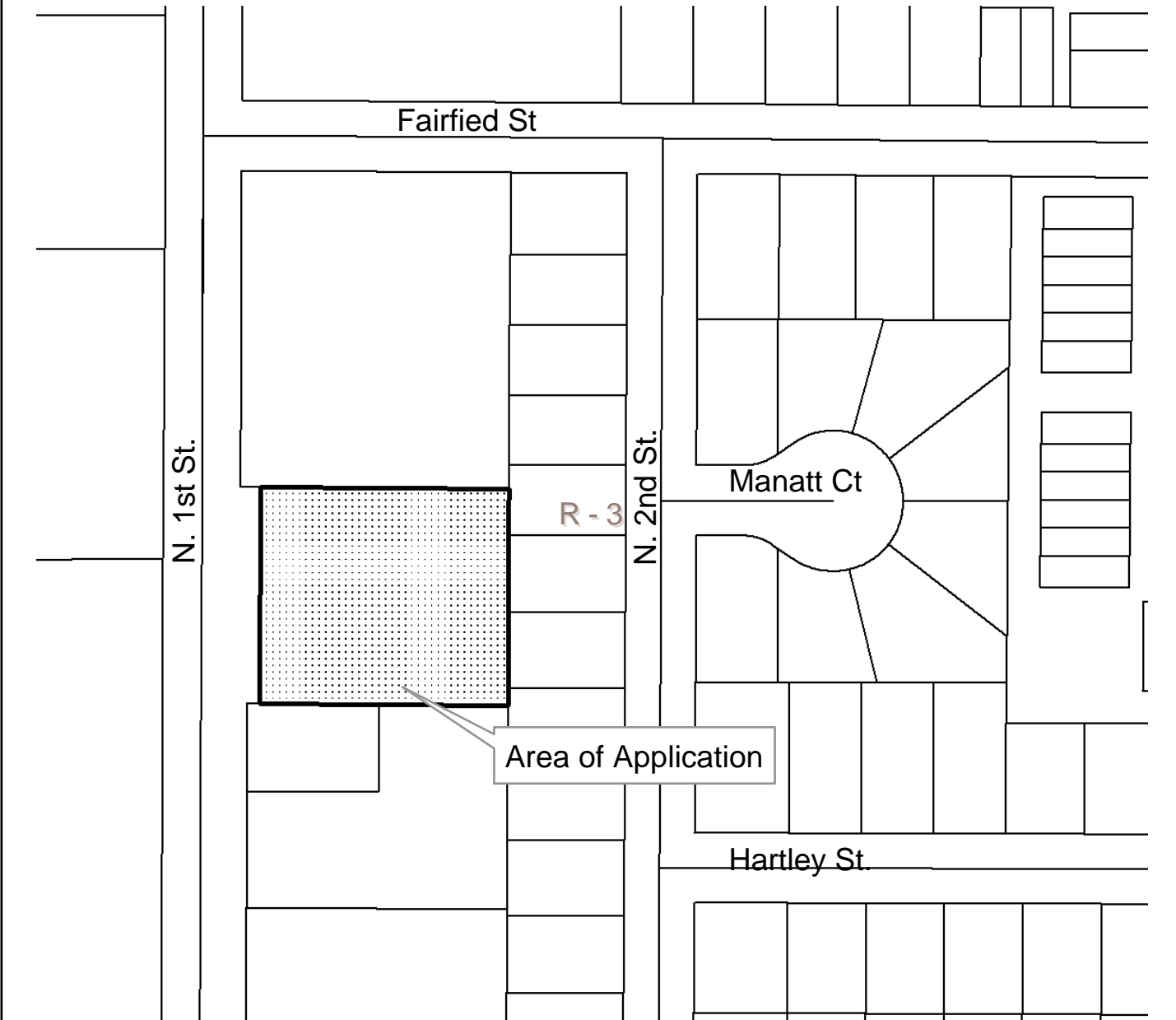
OWNER: John & Carolyn Rezac
3700 N. 1st St.
Lincoln, NE 68521
(402) 475-3562

CONTACT: J. D. Burt
Design Associates
1609 "N" St.
Lincoln, NE 68508
(402) 474-3000



Waiver #03011 1st & Fairfield



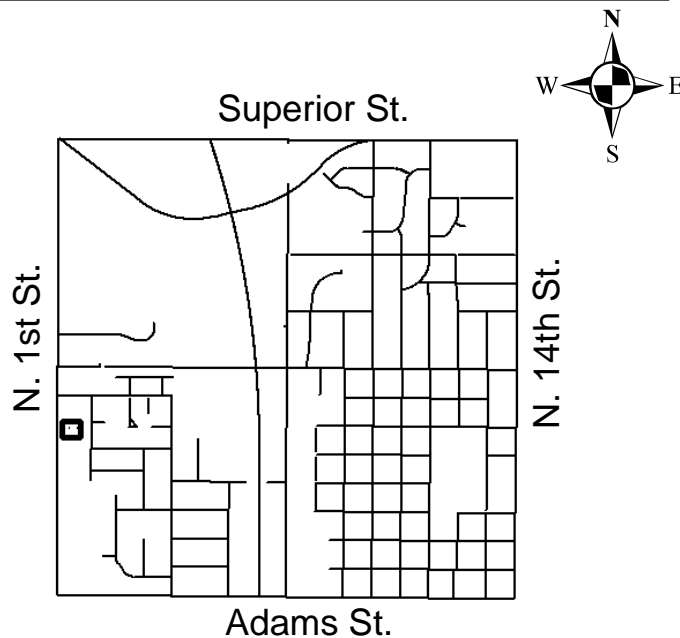
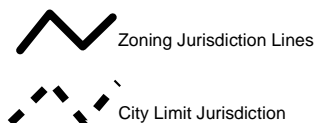


Waiver #03011 **1st & Fairfield**

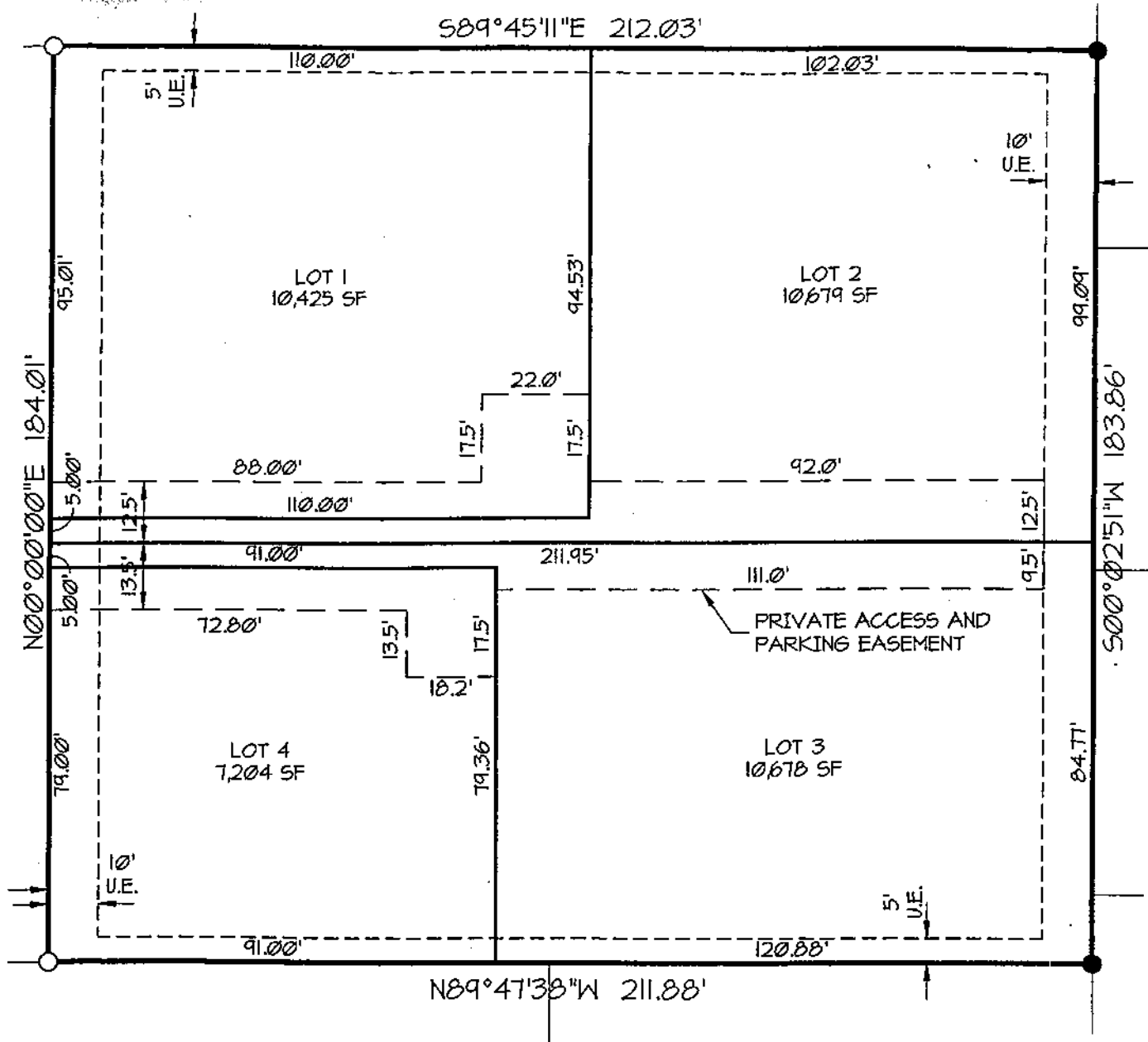
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 11 T10N R6E



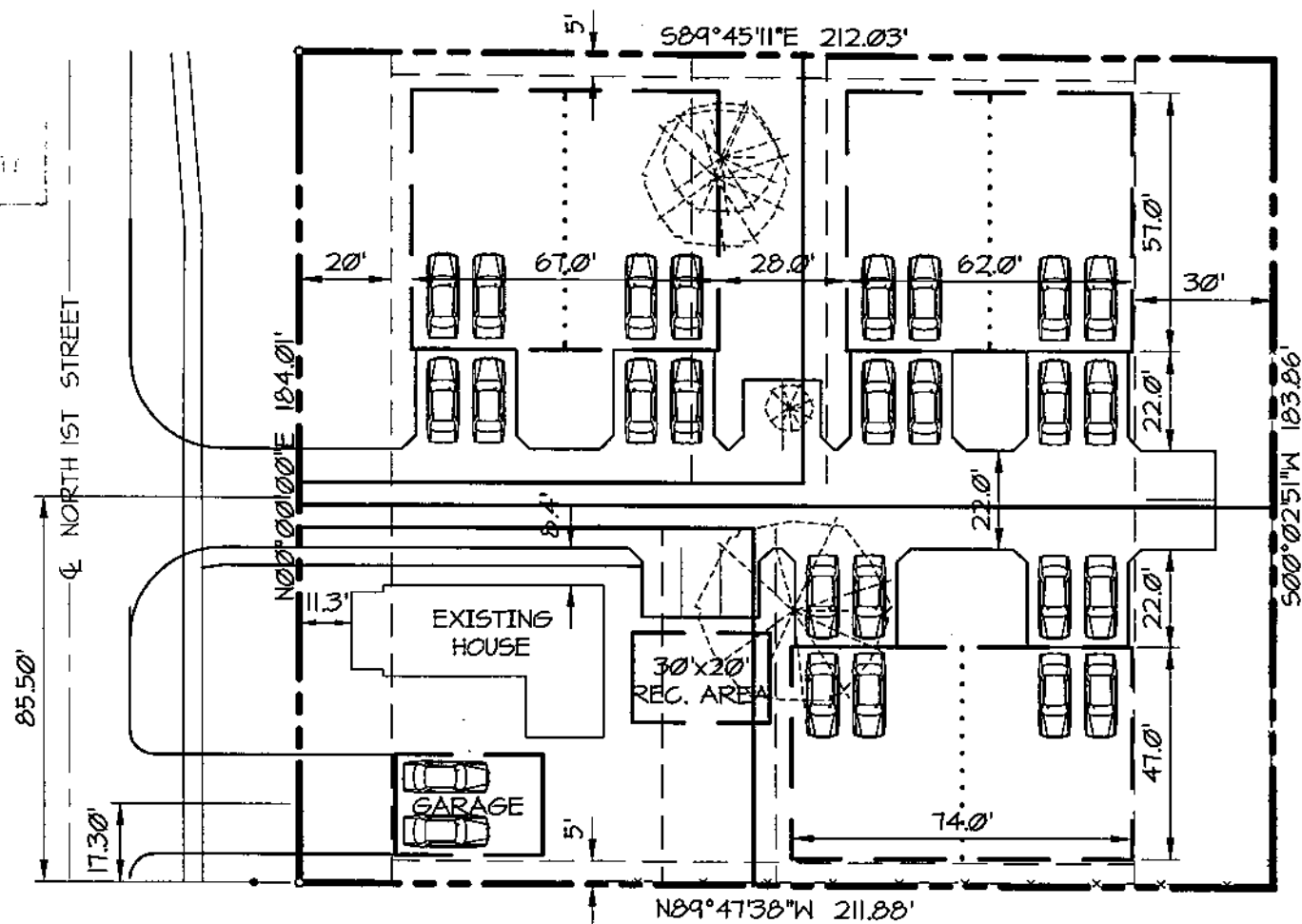
FAIRFIELD PLACE
CONDOMINIUM ADDITION
ADMINISTRATIVE FINAL PLAT



RECEIVED

JUL 31 2003

CITY/LANCASTER COUNTY
PLANNING DEPARTMENT



SITE BM - TOA FH. 1196.45 NAVD



DESIGN ASSOCIATES OF LINCOLN, INC

PERSHING SQUARE
1609 "N" STREET
LINCOLN, NEBRASKA 68508
voice: 402/474-3000
fax: 402/474-4045
desassoc@nebraska.com



1ST & FAIRFIELD

SCALE: 1" = 40'